169.0	0009	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,900 / 754,900
					USE VALUE:	754,900 / 754,900
					ASSESSED:	754,900 / 754,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOSTETTER JOE E & KINUE
Owner 2:	
Owner 3:	
Street 1:	36 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Vinyl Exterior and 1726 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	303,400		451,500	754,900
Total Card	0.172	303,400		451,500	754,900
Total Parcel	0.172	303,400		451,500	754,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.47 | /Parcel: 437.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112318

GIS Ref

GIS Ref

Insp Date 08/02/18

!13102!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0009-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	303,400	0	7,500.	451,500	754,900		Year end	12/23/2021
2021	101	FV	294,500	0	7,500.	451,500	746,000		Year End Roll	12/10/2020
2020	101	FV	294,500	0	7,500.	451,500	746,000	746,000	Year End Roll	12/18/2019
2019	101	FV	231,600	0	7,500.	451,500	683,100	683,100	Year End Roll	1/3/2019
2018	101	FV	231,600	0	7,500.	380,600	612,200	612,200	Year End Roll	12/20/2017
2017	101	FV	231,600	0	7,500.	348,300	579,900	579,900	Year End Roll	1/3/2017
2016	101	FV	231,600	0	7,500.	296,700	528,300	528,300	Year End	1/4/2016
2015	101	FV	218,800	0	7,500.	258,000	476,800	476,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:10:03

LAST REV

Date	Time
12/11/18	11:27:34
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13102

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12992-145		6/10/1976		28,900	No	No	N	

USER DEFINED

Prior Id # 1:	112318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/1994	1	Manual	650					REPLACE SUPPORT BE

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	CC	Chris C
10/16/2008	Meas/Inspect	189	PATRIOT
11/10/2000	Hearing Chag		
10/30/2000	Hearing N/C	163	PATRIOT
2/5/2000	Inspected	197	PATRIOT
12/15/1999	Measured	243	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 451,500	Spl Credit	Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25848401
Const Adj.:	0.99989998
Adj $ / SQ:	169.878
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439662
Depreciation:	136295
Depreciated Total:	303367

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

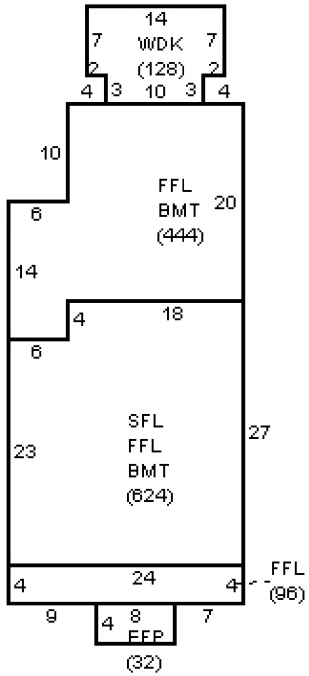
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.88
Special Features:	0	Val/Su Net:	102.71
Final Total:	303400	Val/Su SzAd	175.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	169.880	197,738
BMT	Basement	1,068	50.960	54,429
SFL	Second Floor	562	169.880	95,404
WDK	Deck	128	13.810	1,768
EFP	Enclos Porch	32	72.590	2,323

Net Sketched Area:	2,954			Total:	351,662
Size Ad	1725.5999	Gross Area	3016	FinArea	1726

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

169.0-0009-0006.0

IMAGE

AssessPro Patriot Properties, Inc